



City of Chicago



O2019-1378

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/13/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-I at 3110-3116 W Lake St - App No. 19950
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-3 (Limited Manufacturing/Business Park) District symbols and indications as shown on Map No. 1-I in the area bounded by:

A line 125 feet North of and parallel to West Lake Street;

A line 103.75 feet West of and parallel to North Albany Avenue, West Lake Street;

And a line 184.08 feet West of and parallel to North Albany Avenue.

To those of a B2-2 (Neighborhood Mixed -Use) District

SECTION 2 This ordinance shall be full force and effect from and after is passage due publication.

Common Address: 3110-3116 West Lake Street

ZONING AMENDMENT

TYPE 1 NARRATIVE AND PLANS FOR

3110-16 W LAKE St CHICAGO, IL 60612

This project is proposing a total of (2) dwelling Units, using the existing structure footprint as follow:

One (1) Ground level Unit of 2,054 Sq. ft.

One (1) Second floor dwelling of 921 Sq. ft.

One (1) ground level office space 1040 Sq.ft.

(4) Off street parking spaces

The height of the proposed building is 34'-0" and will remain as existing

Project Description: Zoning Change from M1-3 to B2-2

Use: Residential building with (2) dwelling Units

Floor Area Ratio:

Existing FAR

Existing Zoning District:

M1-3

Lot Area: 10041 sqft

F.A.R.: 3.0

Maximum F.A.R: 30123 sqft

Existing F.A.R:4930 sqft

Proposed FAR

Proposed Zoning District

B2-2

Lot Area: 10041 sqft

F.A.R: 3.0

Maximum F.A.R: 30,123 sqft.

Proposed F.A.R: 4930 sqft

Density

Off Street Parking (4) Parking Spaces

Existing Set backs:

0'-0"

Front: 0'-0"

Rear:29'-10"

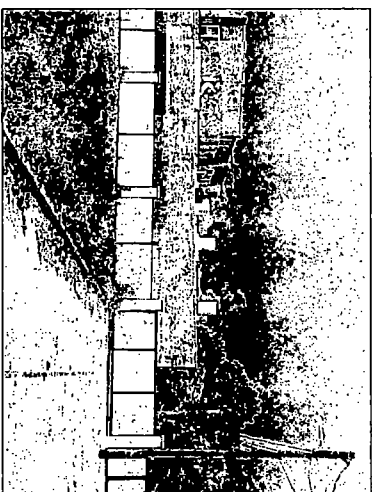
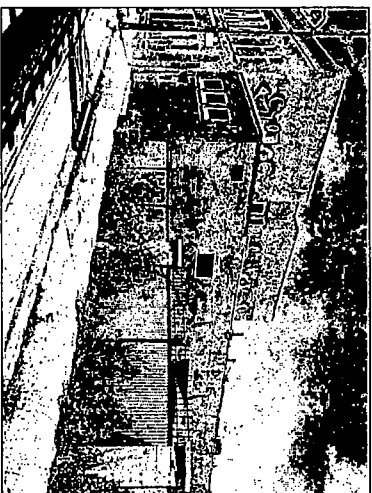
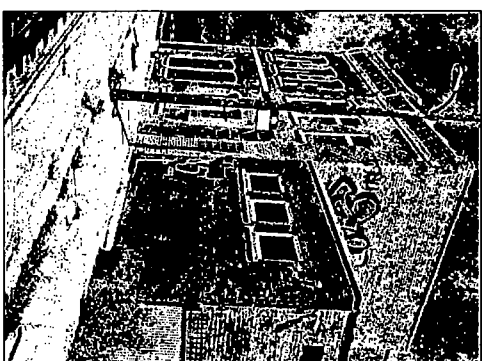
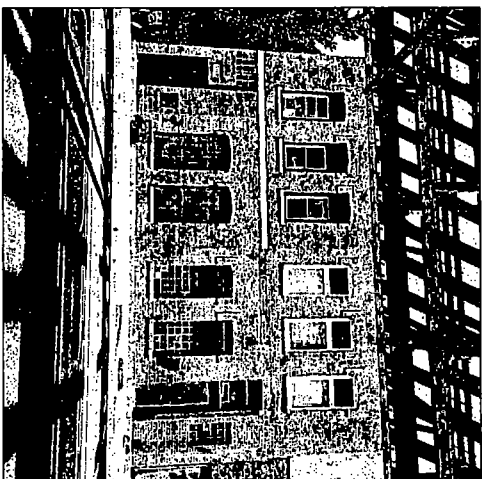
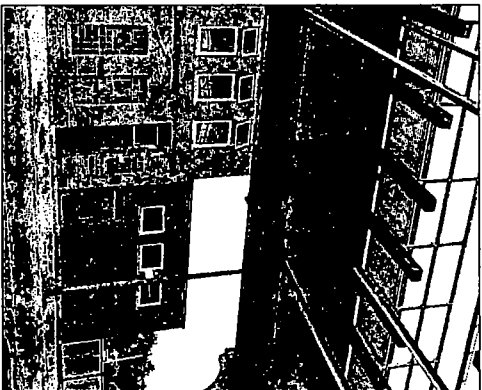
East: 39'-5

West: 0'-0"

Building Height 34'-0"

NO.	DATE	TO	FROM
0	3-12-2018	THE OWNER	

AMERICAN LIFE ASSURANCE COMPANY
MEMBER OWNERS
AT
3116-N-12 W LEXIE STREET
CHICAGO, ILLINOIS



EXISTING SOUTH-WEST ELEVATION

EXISTING EAST ELEVATION



Richard Thomas Architects
639 Arbor Lane
Glenview, IL 60025



EXISTING SITE PHOTOS
3110-3114 West Lake Street

NO.	DATE	DESCRIPTION	BY	DATE
1	11/11/11	EXISTING SITE PHOTOS	RT	
2	11/11/11	EXISTING SITE PHOTOS	RT	
3	11/11/11	EXISTING SITE PHOTOS	RT	
4	11/11/11	EXISTING SITE PHOTOS	RT	
5	11/11/11	EXISTING SITE PHOTOS	RT	
6	11/11/11	EXISTING SITE PHOTOS	RT	
7	11/11/11	EXISTING SITE PHOTOS	RT	
8	11/11/11	EXISTING SITE PHOTOS	RT	
9	11/11/11	EXISTING SITE PHOTOS	RT	
10	11/11/11	EXISTING SITE PHOTOS	RT	